

11/2/2018 5:09:48 PM

PLANNED DEVELOPMENT ZONING  
FOR  
SOUTH BASCOM GATEWAY STATION  
A MIXED-USE, RETAIL, AND TRANSIT-ORIENTED SIGNATURE PROJECT DEVELOPMENT BY BAY WEST DEVELOPMENT



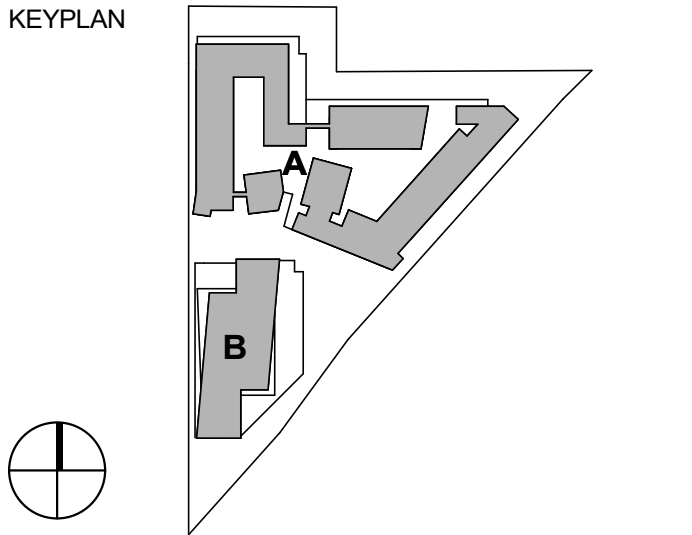
ISSUES	DATE
PRE-APPLICATION MEETING	09/29/2017
PLANNED DEVELOPMENT ZONING	10/12/2017
PDZ RE-SUBMITTAL #1	04/30/2018
PDZ RE-SUBMITTAL #2	11/02/2018

#	REVISION LIST	DATE
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PREVIOUS PERMITS

BASCOM STATION -  
PLANNED  
DEVELOPMENT  
ZONING

1410 S BASCOM AVE  
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
DATE: NOVEMBER 2, 2018  
SCALE:

SHEET TITLE:

COVER

SHEET NO:

G-000



PROJECT INFORMATION

PROJECT DESCRIPTION

RE: FILE NO. PD18-015: PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN APPROXIMATELY 76,894 SQUARE FEET OF EXISTING COMMERCIAL BUILDINGS, AND THE CONSTRUCTION OF AN APPROXIMATELY 200,300-SQUARE FOOT OFFICE BUILDING, 590 RESIDENTIAL UNITS, AN ALTERNATIVE PARKING ARRANGEMENT (TANDEM PARKING), AND THE REMOVAL OF 17 ORDINANCE, 1 NON-ORDINANCE SIZED, AND 3 STREET TREES IN THE CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON A 6.98-GROSS ACRE SITE, COMMONLY KNOWN AS DICK'S CENTER.

GATEWAY STATION IS A MIXED-USE PROJECT LOCATED AT THE INTERSECTION OF SOUTH BASCOM AVENUE AND SOUTHWEST EXPRESSWAY. THE SITE IS SITUATED AT THE SOUTHERN EDGE OF THE SOUTH BASCOM URBAN VILLAGE GENERAL PLAN BOUNDARY. THE PROJECT SITE IS DESIGNATED AS PART OF THE TRANSIT-ORIENTED DEVELOPMENT GATEWAY CHARACTER AS IT IS LOCATED ADJACENT TO THE BASCOM VTA LIGHT RAIL STATION. THE PROJECT ALSO INCLUDES A PUBLICLY-ACCESSIBLE OUTDOOR PARK SPACE THAT BOTH VISUALLY AND PHYSICALLY CONNECTS SOUTH BASCOM AVENUE TO THE BASCOM VTA PLATFORM.

THE SITE IS UNDERGOING PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP) TO CP(PD) PLANNED DEVELOPMENT ZONING. THE COMMERCIAL USES OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS ALLOWED IN THE URBAN VILLAGE COMMERCIAL DESIGNATION OF THE SOUTH BASCOM URBAN VILLAGE PLAN. THE RESIDENTIAL USES OF THIS PROJECT ARE ALLOWED THROUGH THE PROJECT'S CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOSE "SIGNATURE PROJECT" PROCESS.

PROJECT DATA

PROJECT ADDRESS: 1410 S BASCOM AVE, SAN JOSE, CA 95128

ASSESSOR'S PARCEL NUMBER: 282-26-007, 282-26-011, and 282-26-012

GENERAL PLAN DESIGNATION: URBAN VILLAGE COMMERCIAL

EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE: MIXED USE (OFFICE, TRANSIT-ORIENTED RESIDENTIAL)

GROSS SITE AREA (WITHIN PROPERTY LINE): 304,188 SF (6.98 ACRES)

NET SITE AREA: 295,068 SF (6.77 ACRES)  
RIGHT OF WAY DEDICATION (10'-0" ALONG BASCOM AVE): 9,120 SF (0.21 ACRES)

FAR:

MAXIMUM: 8.0

PROPOSED: 2.69

RESIDENTIAL (GROSS): ±592,450 SF  
OFFICE (GROSS): ±200,300 SF  
TOTAL (GROSS) ±792,750 SF/ 295,068 SF = 2.69

PROPOSED SITE COVERAGE:

BUILDINGS: ±183,810 SF (62.3%)  
LANDSCAPE: ±62,732 SF (21.3%)  
DRIVE AISLE: ±48,359 SF (16.4%)

PERIMETER SETBACKS:

SOUTH BASCOM AVENUE (WEST PROPERTY LINE):

REQUIRED: 0' MINIMUM, 10' MAXIMUM.

PROPOSED: 10'-0"

FROM NORTH PROPERTY LINE:

REQUIRED: 20'-0" MINIMUM

PROPOSED: 40'-0"

FROM SOUTHEAST PROPERTY LINE (NEAR VTA STATION):

REQUIRED: 0' MINIMUM

PROPOSED: 34'-0"

HEIGHT LIMITS:

MAXIMUM:  
UP TO 150'-0" PER SOUTH BASCOM (NORTH) URBAN VILLAGE PLAN,  
AS AMENDED.

PROPOSED:  
OFFICE: 139'-0" TO TOP OF MECH. SCREENING, 125'-6" TO TOP OF ROOF  
RESIDENTIAL: 85'-0" TO TOP OF FINISH ROOF, 73'-10" TO LAST OCCUPIED FLOOR

RESIDENTIAL BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Residential	R-M Multifamily Residence Zoning District	SJMC Title 20
Dwelling Units	590	600 Maximum	Dev. Stds.
Residential Density	130 DU/Ac	70 DU/Ac Minimum	Dev. Stds.
Number of Stories	8	n/a	SJMC Title 20
Height	85'	85' Maximum	Dev. Stds.
Gross Floor Area	592,450	n/a	

BUILDING AREA SUMMARY	GSF (INCLUDED IN FAR)
Level 8	74,489
Level 7	79,075
Level 6	86,651
Level 5	86,651
Level 4	82,056
Level 3	83,801
Level 2	53,770
Level 1	45,957
TOTAL	592,450

DWELLING UNITS	QTY	UNIT MIX	AVERAGE DU SIZE	PARKING REQ'D / DU	REF. CODE SECTION
STUDIO	143	24%		1.25	SJMC 20.90.060
1 BED	341	58%		1.25	Table 20-210
2 BED	106	18%		1.70	
TOTAL UNITS	590		750sf	785	

\*See Parking Narrative (below)

PARKING PROVIDED	SECURE STALLS	GUEST PARKING	TOTAL STALLS	NOTES
Level 2	142			Includes 7 tandem
Level 1	113	39		(No tandem)
Level B1	296			Includes 57 tandem
TOTAL	551	39	590	Includes 64 tandem

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS REQ'D	# STALLS PROVIDED	REF. CODE SECTION
Motorcycle	1 space per every 4 DUs	148	47	SJMC Table 20-250
Accessible	2% of total	12	13	CBC 1109A.3
EV Spaces	3% of total	18	18	CalGreen 4.106.4.2
Bicycle Parking	1 per living unit	590	60 short-term	SJMC Table 20-211
	60% min. long-term		530 long-term	
	40% max short-term		590	SJMC 20.90.190

OPEN SPACE	REQUIRE D RATIO	REQUIRED (SF)	PROVIDED RATIO	PROVIDED (SF)
Common Open Space	100sf/DU	59,000	100sf/DU	59,000
Private Open Space	60sf/DU	35,400	74sf/DU	43,634
Public Open Space	n/a	n/a	*See below	42,288

\*Public Open Space to be provided in compliance with General Plan Policy IP-S.10 for Signature Projects

ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Serving Residential & Parking	5	B2-B	7'-0"	N/A

\*PARKING NARRATIVE  
A reduction of approximately ±25% in the required number of off-street vehicle parking spaces is proposed per SJMC 20.90.220, which allows a reduction up to 50%.

OFFICE BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Office/Retail	CP-Commercial Pedestrian Zoning	SJMC Title 20
Average Floor Plate Size	26,108	n/a	
Number of Stories	10	n/a	
Height	125'-6"	150'	Dev. Stds.
Gross Floor Area	200,300	200,000-300,000	Dev. Stds.

BUILDING AREA SUMMARY	NSF (TOTAL PROPOSED)	GSF (INCLUDED IN FAR)
Level 10	22,836	26,652
Level 9	27,006	30,766
Level 8	27,006	30,766
Level 7	27,006	30,766
Level 6	27,006	30,766
Level 5	25,788	29,549
Level 4	0	0
Level 3	0	0
Level 2	0	0
Level 1	11,775	21,035
TOTAL	168,423	200,300

PARKING SUMMARY	RATIO (PROPOSED)	RATIO (REQUIRED)	# STALLS REQ'D	REF. CODE SECTION
Office	3/1000 GSF	1/250 NSF	674	SJMC 20.90.060 Table 20-190 SJMC 20.90.220 *See Parking Narrative (below)

PARKING PROVIDED	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	NOTES
Level 4	96	-	96	
Level 3	124	-	124	
Level 2	75	-	75	
Level 1	51	-	51	
Level B1	128	-	128	
Level B2	128	-	128	
TOTAL	600	-	600	

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS REQ'D	# STALLS PROVIDED	REF. CODE SECTION
Motorcycle	1 space per every 50	13	13	SJMC Table 20-250
Clean Air Vehicles	req'd. auto space	48	48	SJMC Table 20-215
EV Spaces	8% of total	36	36	CalGreen 5.106.5.3
Accessible	2% of total	12	12	CBC 11B-208.2
Bicycle Parking	1/4,000 NSF	42	30 long-term	SJMC Table 20-190
	60% min. long-term		12 short-term	
	40% max short-term		42 total	SJMC 20.90.190

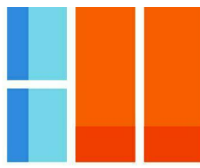
ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Serving Office & Parking	3	B2-B	7'-0"	N/A

\*PARKING NARRATIVE  
A reduction of approximately ±11% in the required number of off-street vehicle parking spaces is proposed. Up to 20% reduction is allowed by-right to projects within an Urban Village.

SHEET INDEX

G-000 COVER  
G-001 DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO  
G-002 EXISTING SITE PHOTOS  
G-003 DEVELOPMENT STANDARDS

C-100 GENERAL DEVELOPMENT PLAN  
C-101 SITE PLAN



BAYWEST  
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO, CA 94107  
415.489.2224 TEL  
415.359.9100 FAX  
WWW.WRNSSTUDIO.COM

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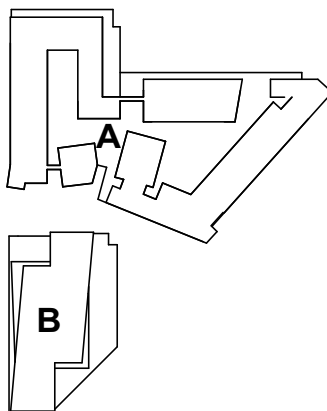
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DEVELOPMENT  
ZONING

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SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
DATE: NOVEMBER 2, 2018  
SCALE:

SHEET TITLE:

DRAWING INDEX,  
PROJECT DIRECTORY,  
PROJECT INFO

SHEET NO:

G-001

PROJECT DIRECTORY

ARCHITECT

WRNS STUDIO  
501 SECOND STREET  
SUITE 402  
SAN FRANCISCO, CA 94107  
415-489-2242

LANDSCAPE

THE GUZZARDO PARTNERSHIP  
181 GREENWICH STREET  
SAN FRANCISCO, CA 94111  
415-433-4672

DEVELOPER

BAY WEST DEVELOPMENT  
2 HENRY ADAMS STREET  
SUITE 450  
SAN FRANCISCO CA 94103  
415.602.8128

CIVIL

CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON  
SUITE 350  
SAN RAMON, CA 94583  
925-866-0322

STRUCTURAL

DCI ENGINEERS  
ONE POST STREET  
SUITE 1050  
SAN FRANCISCO, CA 94104  
415-781-1505

PARKING

WATRY DESIGN, INC.  
2099 GATEWAY PLACE  
SUITE 550  
SAN JOSE, CA 95110  
408-392-7900

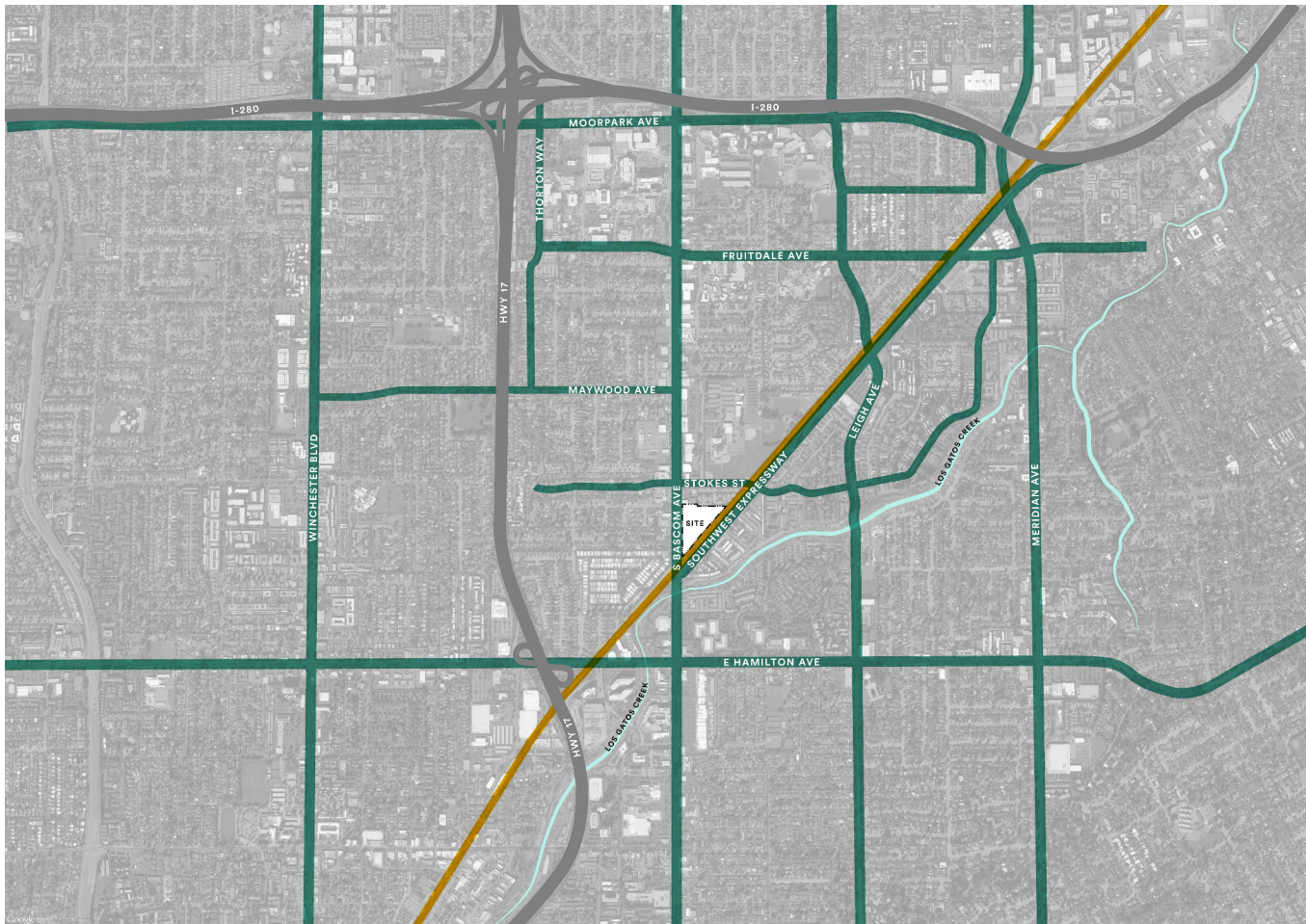
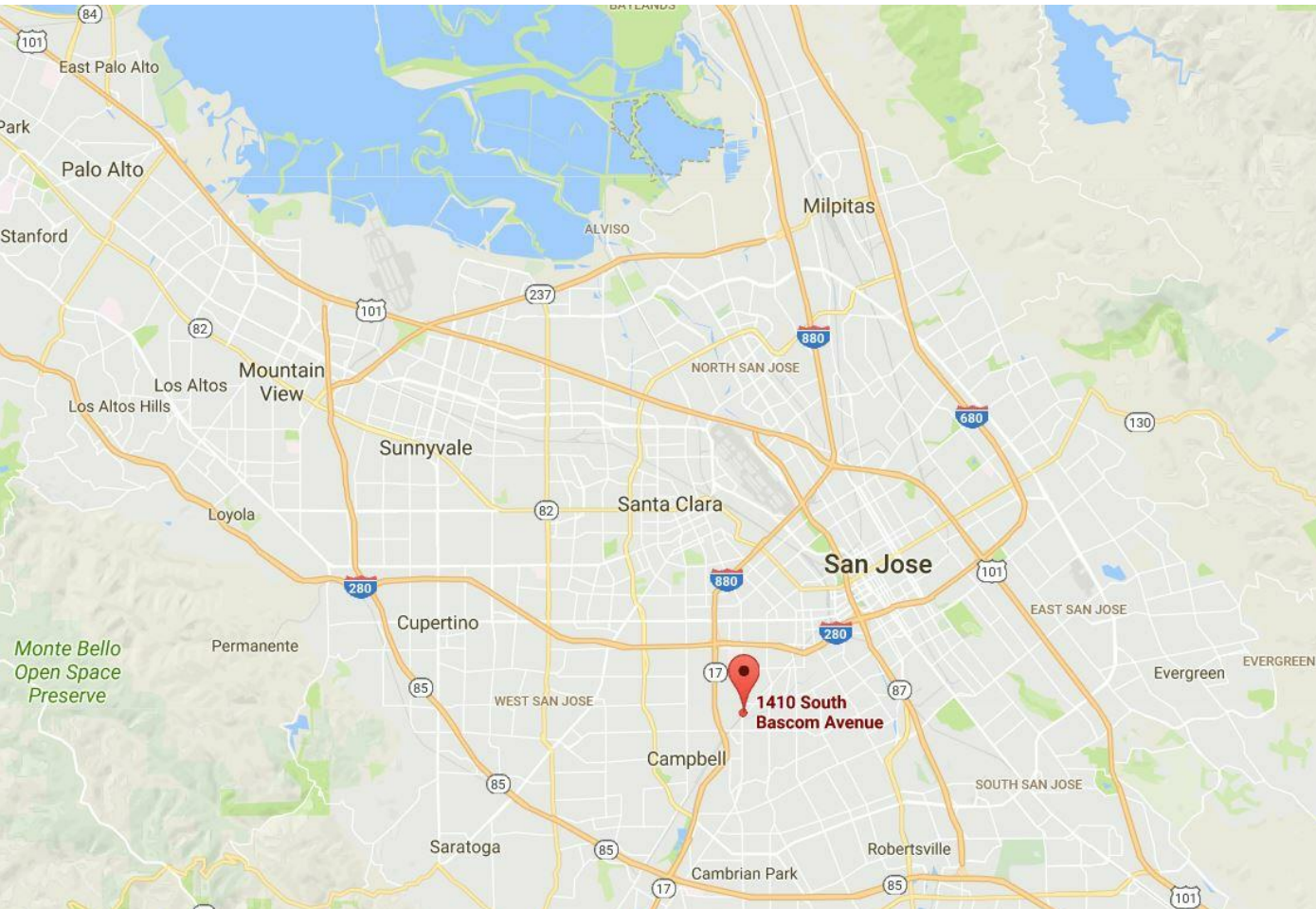
MEP

ACIES ENGINEERING  
3371 OLCOTT STREET  
SANTA CLARA, CA 95054  
408-522-5255

TRASH

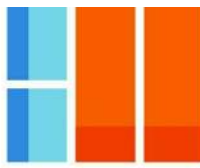
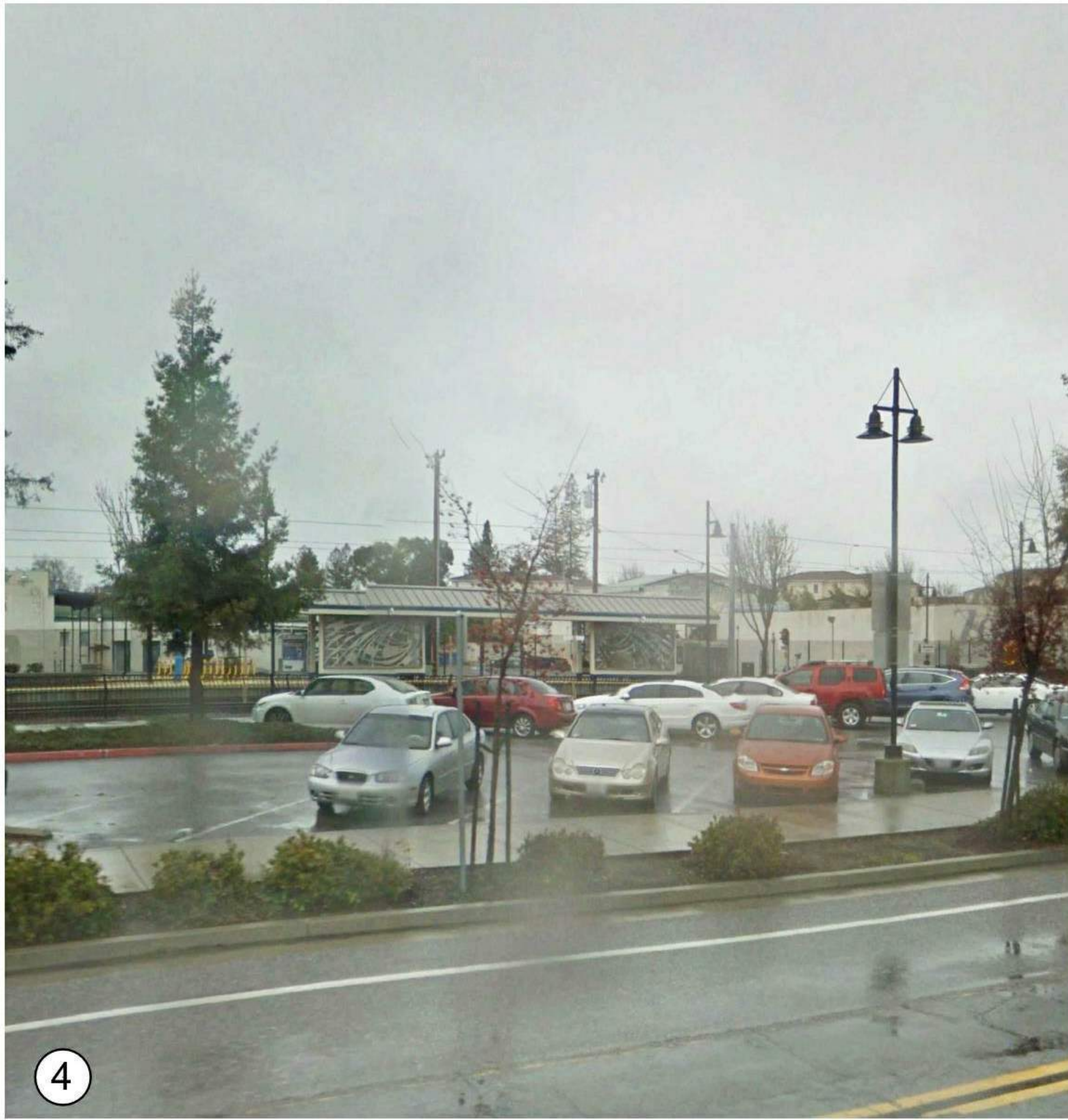
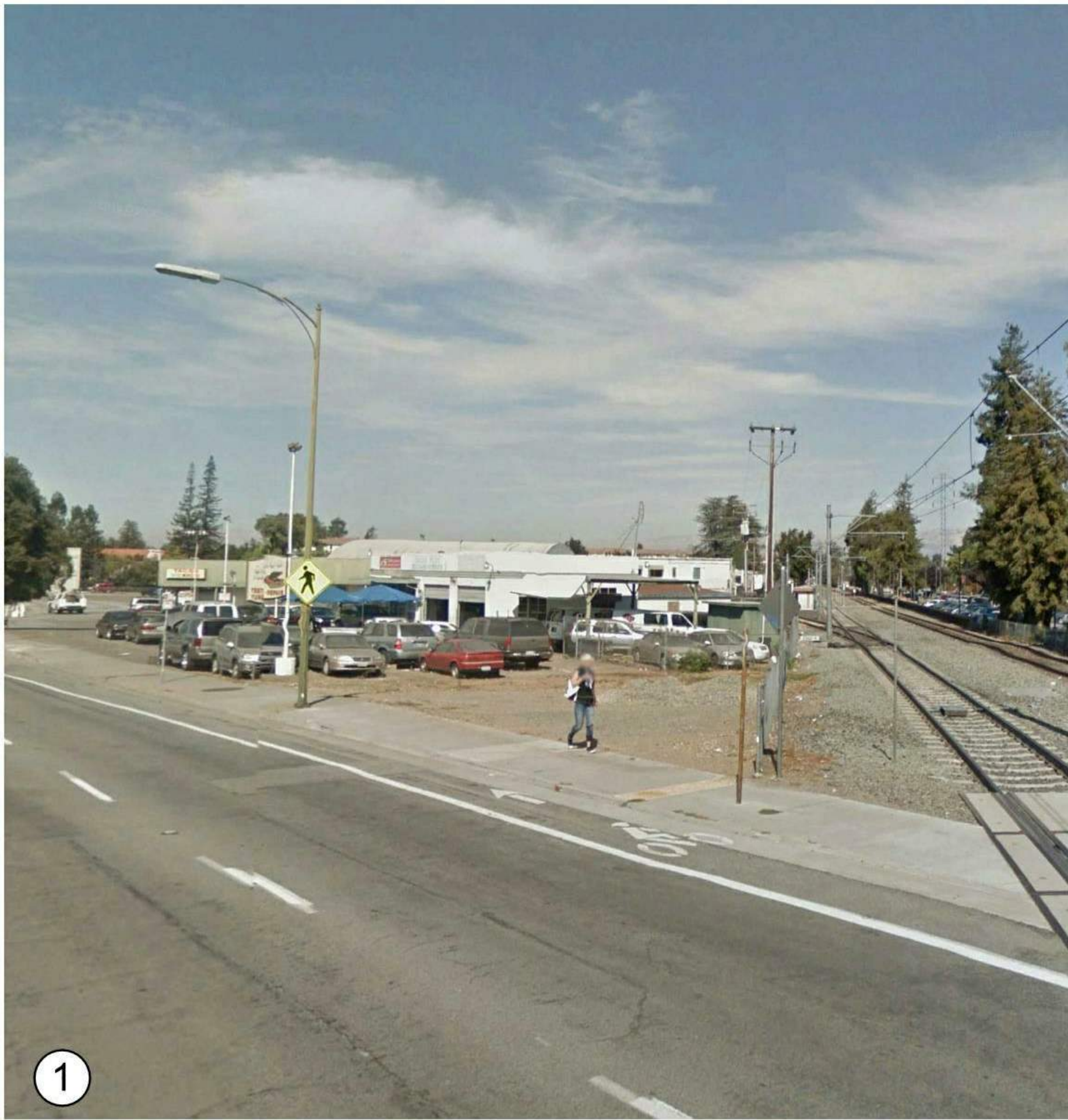
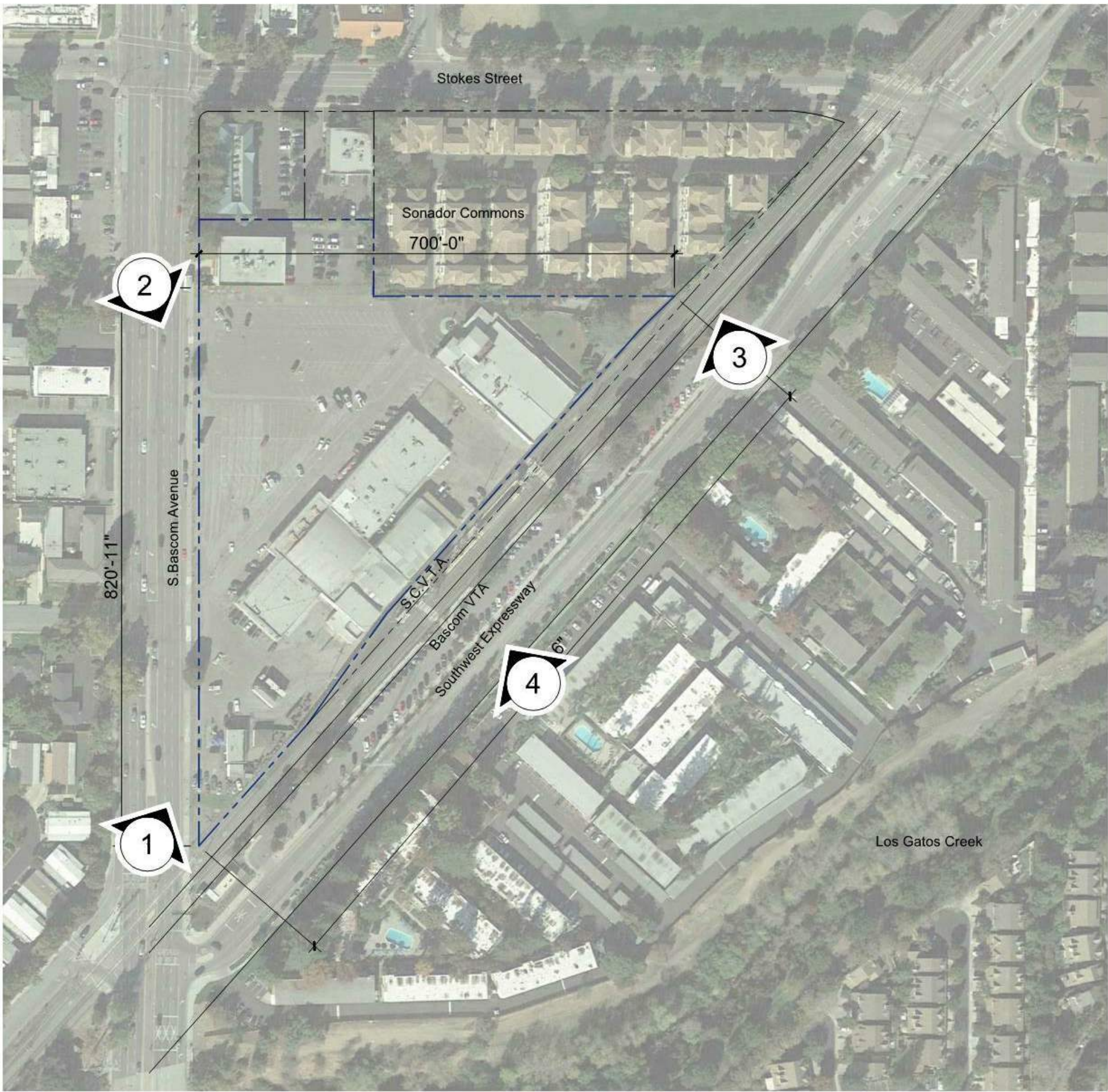
AMERICAN TRASH MANAGEMENT  
1900 POWELL STREET  
SUITE 890  
EMERYVILLE, CA 94608  
415-292-5400

VICINITY MAP





11/2/2018 3:35:02 PM



BAYWEST  
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET  
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SAN FRANCISCO, CA 94107  
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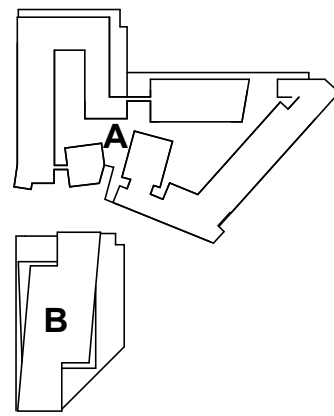
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PDZ RE-SUBMITTAL #2	11/02/2018

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PREVIOUS PERMITS
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## BASCOM STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE  
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
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SCALE:

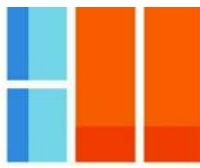
SHEET TITLE:  
EXISTING SITE PHOTOS

SHEET NO:  
G-002



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BAYWEST  
DEVELOPMENT

WRNSSTUDIO

501 SECOND STREET  
4TH FLOOR, STE. 402  
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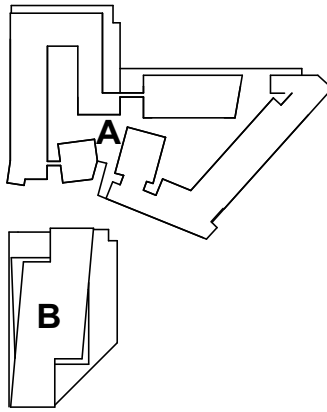
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ZONING

1410 S BASCOM AVE  
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
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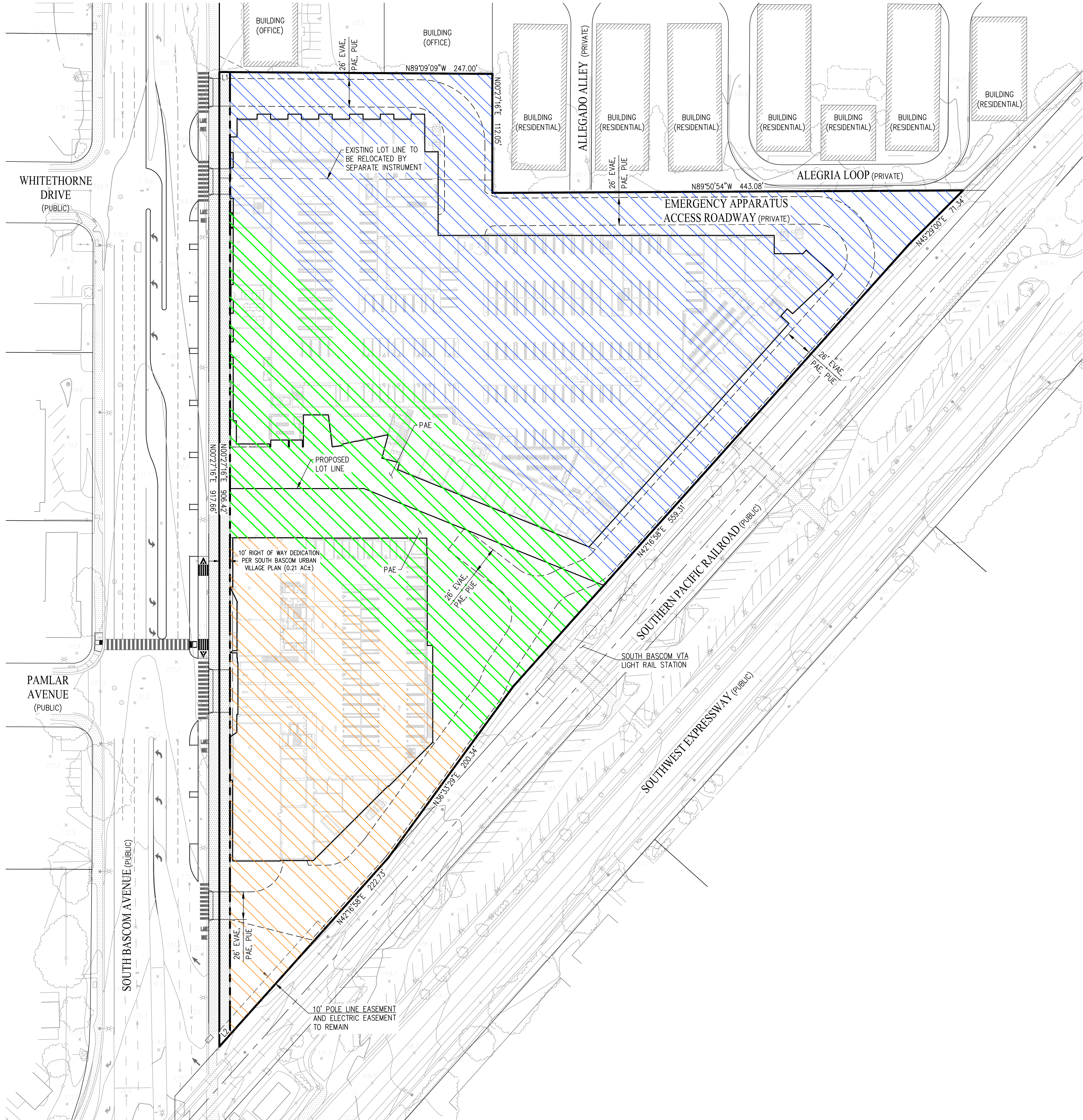
SHEET TITLE:

DEVELOPMENT  
STANDARDS

SHEET NO:

G-003





- LEGEND**
- EXISTING PERIMETER PROPERTY LINE
  - PROPOSED PERIMETER PROPERTY LINE
  - CENTERLINE
  - ADJACENT PROPERTY LINE
  - EXISTING EASEMENT
  - PROPOSED EASEMENT
  - EVAE
  - PAE
  - PUE
  - EMERGENCY VEHICLE ACCESS EASEMENT
  - PUBLIC ACCESS EASEMENT
  - EXISTING EASEMENT

- AREA A: UP TO 600 MULTIFAMILY RESIDENTIAL UNITS AND COMMERCIAL USES AS BOTH CALLED FORTH IN THE DEVELOPMENT STANDARDS
- AREA B: PUBLIC PLAZA AND OPEN SPACES AS CALLED FORTH IN THE DEVELOPMENT STANDARDS
- AREA C: COMMERCIAL USES PURSUANT TO THE CP COMMERCIAL PEDESTRIAN ZONING DISTRICT AS CALLED FORTH IN THE DEVELOPMENT STANDARDS. MINIMUM 200,000 AND 300,000 SQUARE FEET OF COMMERCIAL USES.

LINE TABLE		
NO	BEARING	LENGTH
L1	S89°09'09"E	10.00'
L2	S42°16'57"W	14.99'

- GENERAL NOTES:**
- FOR EXISTING EASEMENTS TO BE QUITCLAIMED, SEE SHEET 3.1.
  - FOR TYPICAL BUILDING SETBACKS, SEE SHEET 3.0.
  - FOR PARKING SUMMARY, SEE SHEET 3.0.
  - FOR EXISTING TREES TO BE REMOVED, SEE SHEET 3.1.
  - FOR BUILDINGS PROPOSED TO BE REMOVED, SEE SHEET 3.2.
  - FOR LANDSCAPE AREAS, COMMON OPEN SPACE, PRIVATE OPEN SPACE, SEE SHEET 1.1.
  - PRIVATE INFRASTRUCTURE STANDARDS TO MEET OR EXCEED PUBLIC IMPROVEMENT STANDARDS.

**BAYWEST**  
DEVELOPMENT

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**The Guzzardo Partnership, Inc.**  
Landscape Architects | Land Planners  
181 Greenwich Street  
San Francisco, CA 94111  
415.433.4672 | www.tgp-inc.com

ISSUES	DATE
PLANNED DEVELOPMENT PERMIT SUBMITTAL #1	06/19/2018
PLANNED DEVELOPMENT PERMIT SUBMITTAL #2	11/02/2018

#	REVISION LIST	DATE
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**BASCOM STATION  
- PLANNED  
DEVELOPMENT  
PERMIT**

1410 S BASCOM AVE  
SAN JOSE, CA 95128

KEYPLAN

PLANNING NO.: PD18-015  
PROJECT NO.: 2785-000  
DATE: NOVEMBER 2, 2018  
SCALE: 1" = 50'

SHEET TITLE:

**GENERAL DEVELOPMENT  
PLAN - LAND USE PLAN**

SHEET NO:





**BAYWEST**  
DEVELOPMENT

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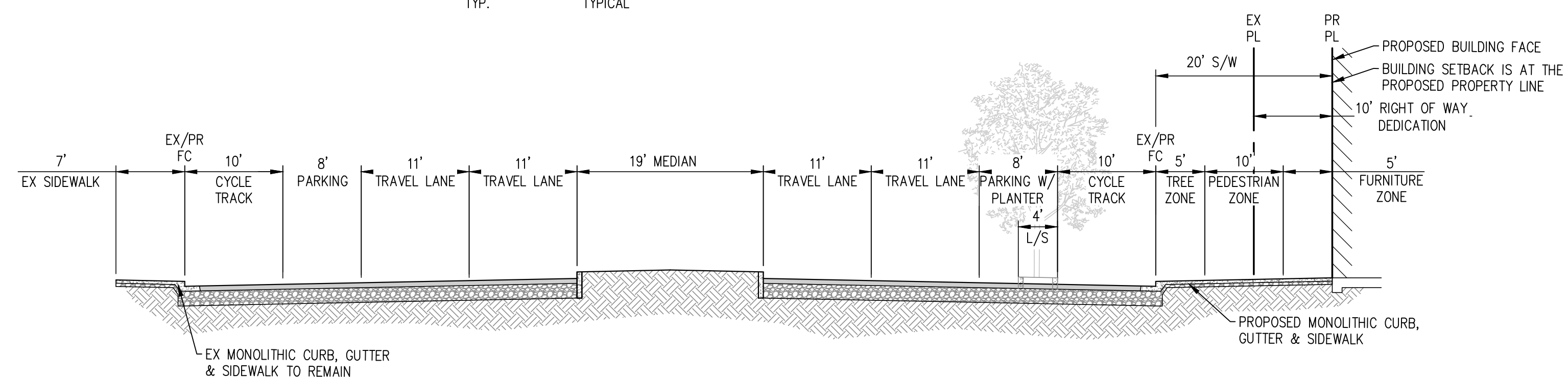
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### GENERAL NOTES:

- DEVELOPER: BAY WEST DEVELOPMENT  
1725 S. BASCOM AVE., SUITE 1050  
CAMPBELL, CA 95008  
PHONE: (408) 680-4938
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322
- EXISTING SITE ADDRESS & PARCEL NO.: 282-26-012  
1330 S. BASCOM AVE  
SAN JOSE, CA  
282-26-007  
1392 S. BASCOM AVE  
SAN JOSE, CA  
282-26-011  
1420 S. BASCOM AVE  
SAN JOSE, CA
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL, PUBLIC PLAZA AND OFFICE
- GENERAL PLAN: URBAN VILLAGE COMMERCIAL
- GROSS SITE AREA: 6.98± AC  
NET SITE AREA: 6.77± AC
- EXISTING BUILDINGS FOOTPRINT AREA: 77,800± SF
- PROPOSED BUILDING FOOTPRINT AREA:  
RESIDENTIAL: 133,790± SF  
OFFICE: 50,020± SF  
TOTAL: 183,810± SF
- PROPOSED BUILDING COVERAGE: 183,810± SF, 62.3%  
PROPOSED LANDSCAPE COVERAGE: 62,732± SF, 21.3%  
PROPOSED DRIVE AISLE COVERAGE: 48,359± SF, 16.4%
- ON-SITE RESIDENTIAL PARKING STALLS: 590 STALLS  
ON-SITE COMMERCIAL PARKING STALLS: 600 STALLS
- DWELLING UNITS (DU): 590  
MAX ALLOWED: 600
- RESIDENTIAL DENSITY: 130 DU/AC
- COMMERCIAL GROSS FLOOR AREA: 200,300 SF  
MINIMUM ALLOWED: 200,000 SF  
MAXIMUM ALLOWED: 300,000 SF
- UTILITIES:  
SEWER: CITY OF SAN JOSE  
WATER: SAN JOSE WATER COMPANY  
STORM DRAIN: CITY OF SAN JOSE  
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
TRASH: CITY OF SAN JOSE  
CABLE/TELEPHONE: COMCAST
- FLOOD ZONE: ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- BENCHMARK: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- TREES: ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- ADJACENT PROPERTIES INCLUDE A COMMERCIAL BUILDING, RESIDENTIAL DEVELOPMENT, VTA RAILROAD STATION.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT THE PARCEL MAP STAGE.

### LEGEND

---	PROPOSED PERIMETER PROPERTY LINE
---	EXISTING PERIMETER PROPERTY LINE
---	PROPOSED RETAINING WALL
[Pattern]	PROPOSED SIDEWALK
[Pattern]	BIORETENTION AREA
DG	DECOMPOSED GRANITE
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
L/S	LANDSCAPE
PAE	PUBLIC ACCESS EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
S.B.U.V.P.	SOUTH BASCOM URBAN VILLAGE PLAN
S/W	SIDEWALK
TYP.	TYPICAL



### SOUTH BASCOM AVENUE - FRONTAGE SECTION

NOT TO SCALE

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1410 S BASCOM AVE  
SAN JOSE, CA 95128

PLANNING NO.: PDC17-047  
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DATE: NOVEMBER 2, 2018  
SCALE: 1" = 50'

SHEET TITLE:

COMPREHENSIVE  
SITE PLAN

SHEET NO:

C-101